



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
PRJ2020-001622-(5)

HEARING DATE
December 8, 2021

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RPPL2020005134
Environmental Assessment No. RPPL2020008177

OWNER/APPLICANT

Mark Ritter and Dana Ritter / AES, LLC

MAP/EXHIBIT DATE

September 1, 2021

PROJECT OVERVIEW

The applicant requests a conditional use permit (CUP) to authorize the construction, operation, and maintenance of a 21-megawatt ground-mounted utility-scale solar energy facility and up to 28 megawatt of energy storage capacity on approximately 145 acres of a 148-acre site in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. Total grading for the Project will total 71,550 cubic yards (35,775 cubic yards of cut and 35,775 cubic yards of fill) to be balanced on site.

Solar panels will be mounted on either fixed-tilt or tracking systems with a pile-driven foundation design. The facility's power output will be transmitted via nine-mile long both underground overhead generation-tie lines from the Project Site along east side of 110th Street to the existing Big Sky North Collector substation located at the intersection of 100th Street West and West Avenue G-8, in the City of Lancaster. An eight-foot-tall wildlife-permeable fence will surround the Project perimeter. A 10-foot-wide landscaped buffer will be provided along 90th Street West, West Avenue A, and part of the westerly property lines abutting a single-family residence. Estimated water use is approximately 53 acre-feet for construction and 1.02 acre-feet annually for post-construction operation.

LOCATION

Southwest of the intersection of West Avenue A and 90th Street West, Antelope Acres

ACCESS

90th Street West

ASSESSORS PARCEL NUMBERS

3262-006-002 and 3262-006-003

SITE AREA

148.8 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan ("Area Plan")

ZONED DISTRICT

Antelope Valley West

LAND USE DESIGNATION

RL10 (Rural Land 10)

ZONE

A-2-2

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration with mitigation measures identified for the following areas: (1) Aesthetics, (2) Agricultural and Forestry Resources, (3) Air Quality, (4) Biological Resources, (5) Cultural Resources, (6) Geology/Soils/Paleontological Resources, (7) Greenhouse Gas Emissions, (8) Hazards and Hazardous Materials, (9) Noise, and (10) Tribal Cultural Resources.

KEY ISSUES

- Consistency with the Los Angeles County ("County") General Plan and Area Plan
- Satisfaction of the following Sections of Title 22 of the County Code:
 - 22.158.050 (Conditional Use Permit Findings and Decision)
 - 22.16.030.C (Land Use Regulations for A-2 Zone)
 - 22.140.510 (Renewable Energy)
 - 22.80.050 (Rural Outdoor Lighting District)

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

(213) 974-6443

E-MAIL ADDRESS:

schoi@planning.lacounty.gov